

**THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
November 18, 2010**

PRESENT

Mr. Matt Adams
Ms. Mary Brown
Mr. Rick Clawson
Mr. Bryant Conant
Mr. Gary Perkins
Ms. Amy Nolan, Planning Commission Liaison
Ms. Mara Perry, Senior Planner
Mr. Shawn Seymour, Senior Planner
Mr. Kristian Corbin, Project Planner
Ms. Kathy Juergens, Recording Secretary

ABSENT

Mr. Bud Gruchalla

I. CALL TO ORDER

Chairman Gary Perkins called the meeting to order at 6:32 p.m.

II. PROJECT PRESENTATIONS

- A. Spirit Trade Center, Lot 17 (Labels Direct):** An Amended Site Development Section Plan, Architectural Elevations, and Architect's Statement of Design for a 1.384 acre tract of land zoned M3 Planned Industrial District, located on the east side of Trade Center Boulevard south of the intersection of Chesterfield Airport Road and Trade Center Boulevard, more specifically 664 Trade Center Boulevard (17V340187).

Shawn Seymour, Senior Planner, presented the project request to construct a 7,000 square foot addition to an existing 11,983 square foot office/warehouse building located in the Spirit Trade Center development. The proposed addition is located in the rear of the building and will not be visible from Spirit Trade Center Boulevard. The proposed materials will match the existing exterior building and will consist of painted tilt-up concrete panels. The roof will be a low slope white TPO. There are no changes to the landscape plan or the lighting plan.

Items Discussed

- The trash enclosure is shown as a wooden structure and is not in compliance with the current Standards that require the screening material to match the building.

- There are blue canopies currently on the building but the elevation shows a white canopy over the stairs. It was determined that the existing blue canopy will be re-used.
- Staff is to ensure that rooftop parapets do actually screen the rooftop equipment.

Rick Clawson made a motion to forward the project to the Planning Commission for approval with the understanding that Staff will ensure that the parapets screen the rooftop equipment properly, and with the following stipulations:

1. The trash enclosure material needs to be compliant with the Architectural Guidelines.
2. A blue canopy is to be used to match the accent color of the building.

**Bryant Conant seconded the motion.
Motion passed by voice vote of 5-0.**

B. Spirit of St. Louis Airpark, Lot 2 (Aero Charter): A 2nd Amended Site Development Section Plan, Architectural Elevations, Landscape Plan, Lighting Plan and Architect's Statement of Design for a 8.59 acre tract of land zoned "M3" Planned Industrial District located southwest of the intersection of Edison Avenue and Turbine Avenue.

Kristian Corbin, Project Planner, presented the project for a new 34,200 square foot aircraft hangar located on Lot 2 of Spirit of St. Louis Airport. The proposed exterior building materials will be comprised of white metal wall panels with Galvalume roof panels. The landscape plan and lighting plan are included. Material samples were provided.

Items Discussed

- The landscape and lighting plans are currently under Staff review.
- The proposed hangar is consistent with other buildings adjacent to it.
- This is a very nice looking hangar.

Bryant Conant made a motion to forward the project to the Planning Commission for approval as presented.

**Rick Clawson seconded the motion.
The motion passed by voice vote of 5-0.**

C. Chesterfield Commons West, Lot 6C (Gordman's): A Site Development Section Plan, Landscape Plan, Architectural Elevations, and Architect's Statement of Design for a 6.824 acre tract of land zoned "PC" Planned Commercial District located on the west side of RHL Drive between THF Boulevard and Edison Avenue.

Mara Perry, Senior Planner, presented the project request for a 48,459 square foot retail building located on Lot 6C in the Chesterfield Commons West subdivision. The proposed building will be located between the existing Home Depot and the previously approved Aldi's project. The entryway and parking lot already exist and because this is an existing site, the landscape plan is very minimal. At the time of Aldi's approval, the Board asked for additional planters along the front façade and this request has also been carried out along the front of this building.

The exterior building materials will be comprised of Chisel-face cmu, smooth cmu, brick, glass and pre-cast concrete accents. The roof is proposed to be a flat membrane roof system surrounded by a parapet wall of varying height. EFIS with horizontal reveals is shown on a section of the elevations; however, the owners would like to use a more durable material with the same pattern as the EFIS. A photo of another Gordman's using the proposed metal replacement was shown. Most of the elevations will be hidden by Aldi's and Home Depot but the south elevation, which is the rear, will be visible from Edison.

Items Discussed

- There was concern as to how long the proposed purple color will hold up with UVA exposure. A representative from THF stated that Gordman's has been using the purple for a while and he is not aware of any durability issues. The existing Gordman's shown in the photo is a new prototype that just recently opened in Lincoln, Nebraska, and there is no long-term durability determination available.
- The metal panel is a much better choice of material than the EFIS. The Board is very pleased with the change.
- The Board applauded the unique design of the building.
- Discussed if there are standards in place to stipulate the maintenance of buildings. In the past seven or eight years, Staff does not know of any complaints made about the maintenance of any of the buildings in that development. The Board was concerned that deep colors, such as the purple, do not weather very well. Gordman's would like to maintain their purple corporate color but they have not used it long enough in any location to judge the durability. THF is very cognizant of the aesthetics of their buildings and regularly paint and send out tenant notices when buildings need repainting.
- The Gordman's sign is not in for review at this time. It will be reviewed by Staff to make sure it meets the sign package for the development and the

City's sign ordinance. The sign will be mounted on the purple background.

- Staff has an outstanding issue with the petitioner regarding the material used on the trash enclosure.

Rick Clawson made a motion to forward the project to the Planning Commission for approval with the following stipulations along with the Board's general concern that the deep purple color will fade over time and will require regular maintenance for upkeep.

- 1. The metal panel presented at the meeting is to replace the EFIS with horizontal reveals shown on the front elevation.**
- 2. The trash enclosure material is to be changed from chain link to a masonry material to match the building.**

Mary Brown seconded the motion.

The motion passed by voice vote of 5-0.

III. APPROVAL OF MEETING SUMMARY

A. October 14, 2010.

Mary Brown made a motion to approve the meeting summary as written.

Bryan Conant seconded the motion.

The motion passed by voice vote of 3-0 with Matt Adams and Rick Clawson abstaining.

IV. OLD BUSINESS

None.

V. NEW BUSINESS

A. Meeting schedule for 2011.

Mary Brown made a motion to approve the 2011 meeting summary as proposed.

Rick Clawson seconded the motion.

The motion passed by a voice vote of 5-0.

VI. ADJOURNMENT

Bryant Conant made a motion to adjourn the meeting.

Mary Brown seconded the motion.

The motion passed by voice vote of 5-0 and the meeting adjourned at 6:55 p.m.